

1 BILL NO. R-84-07- 32

2 DECLARATORY RESOLUTION NO. R- 97-84

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1.

7 WHEREAS, Common Council has previously designated by
8 Declaratory Resolution the following described property as an
9 "Economic Revitalization Area" under Division 6, Article II,
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
11 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

12 Block #5, except the north 275.0
13 feet thereof, in Engle Ridge Indus-
14 trial Park, Section "B", an Addition
15 to the City of Fort Wayne, Indiana,
16 according to the Plat thereof recorded
17 in Plat Record 37, Pages 23-25, in the
18 Office of the Recorder of Allen County,
19 Indiana, together with part of the
20 West Half of the Northeast Quarter of
21 Section 20, Township 30 North, Range
22 12 East, Allen County, Indiana, said
23 part being more particularly described
24 as follows, to-wit: Beginning at the
25 southeast corner of the aforesaid Block
26 #5 in Engle Ridge Industrial Park, said
27 southeast corner being on the east line
28 of said West Half at a point situated
29 980.0 feet southerly from the northeast
30 corner of said West Half; thence southerly,
31 on and along said east line, 36.63 feet;
32 thence West by an interior angle of 87
degrees, 52 minutes, and parallel to the
south line of said Block #5, a distance
of 240.0 feet to the easterly right-of-
way line of Engle Ridge Drive; thence
northeasterly, on and along said easterly
right-of-way line, as defined by a
regular curve to the left having a
radius of 402.05 feet, an arc dis-
tance of 1.44 feet (the chord of which
forms an interior angle of 92 degrees,
02 minutes, with the last described
course, for a length of 1.44 feet) to
the point of tangency; thence North
by a deflection angle left of 00 de-
grees, 06 minutes from the aforesaid
chord, and tangent to said curve, and
continuing along said easterly right-
of-way line, 35.19 feet to the south-
west corner of said Block #5; thence
East, by an interior angle of 87 degrees,
52 minutes, on and along the south line
of said Block #5, a distance of 240.0
feet to the Point of Beginning;

1 Page Two

2
3 said property more commonly known as 4411 Engle Ridge, Engle Ridge
4 Industrial Park, Fort Wayne, Indiana 46804;

5 WHEREAS, recommendations have been received from the
6 Committee on Finance and the Department of Economic Development
7 concerning said Resolution;

8 WHEREAS, notice of the adoption and substance of said
9 Resolution has been published in accordance with I.C. 5-3-2 and
10 a public hearing has been conducted on said Resolution;

11 WHEREAS, if said Resolution involves an area that has
12 already been designated an allocation area under I.C. 36-7-14-39,
13 the Fort Wayne Redevelopment Commission has adopted a Resolution
14 approving the designation.

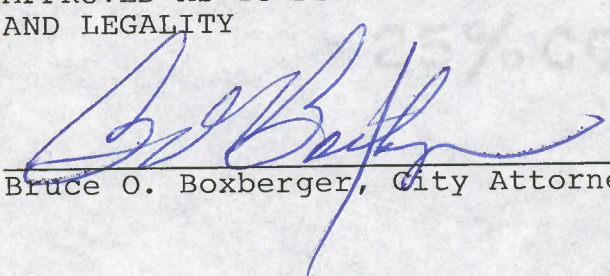
15 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
16 THE CITY OF FORT WAYNE, INDIANA:

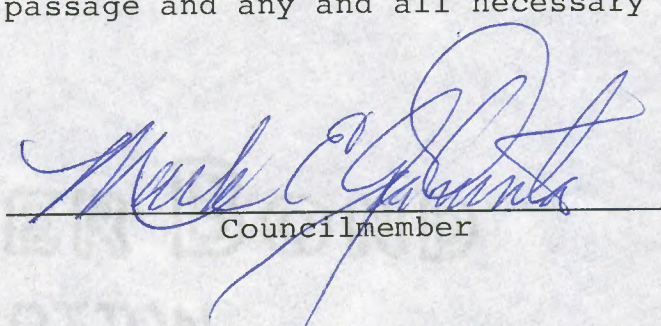
17 SECTION 1. That, the Resolution previously designating
18 the above described property an "Economic Revitalization Area" is
19 confirmed in all respects.

20 SECTION 2. That, the above described property is here-
21 by declared an "Economic Revitalization Area" pursuant to I.C. 6-
22 1.1-12.1, said designation to begin on the effective date of this
23 Resolution and continue for one (1) year. Said designation shall
24 terminate at the end of that one (1) year period.

25 SECTION 3. That this Resolution shall be in full force
26 and effect from and after its passage and any and all necessary
27 approval by the Mayor.

28
29
30 APPROVED AS TO FORM
31 AND LEGALITY

32

Bruce O. Boxberger, City Attorney


Councilmember

Read the first time in full and on motion by Jim Quate,
seconded by Salerno, and duly adopted, read the second time
by title and referred to the Committee General (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on Thursday, the 14th day of
August, 19 84, at 7:30 o'clock P.M., E.S.

DATE: 7-24-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Jim Quate,
seconded by Salerno, and duly adopted, placed on its
passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BRADBURY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BURNS</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>EISBART</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>GiaQUINTA</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>HENRY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>REDD</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>STIER</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TALARICO</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE: 8-14-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)
(~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. D-97-84
on the 14th day of August, 19 84,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Ray A. Ebert
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 15th day of August, 19 84,
at the hour of 11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 15th day of August,
19 84, at the hour of 3⁰⁰ o'clock P.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Christen Janitorial Supplies, Inc.
2. Owner(s) Gerald F & Loretta R Christen
3. Address of Owner(s) 1241 W Foster Parkway
Fort Wayne, Indiana 46807
4. Telephone Number of Owner(s) (219) 745-2290
5. Relationship of Applicant to Owner(s) if any same
6. Address of Applicant 3301 Freeman
Fort Wayne, Indiana 46804
7. Telephone number of Applicant (219) 432-0223
8. Address of Property Seeking Designation 4411 Engle Ridge
Engle Ridge Industrial Park
9. Legal Description of Property Proposed for Designation (may be attached) attached
10. Township Wayne
11. Taxing District Four

LEGAL DESCRIPTION

Real estate located in Allen County, Indiana, which real estate is described as follows:

Block #5, except the north 275.0 feet thereof, in Engle Ridge Industrial Park, Section "B", an Addition to the City of Fort Wayne, Indiana, according to the Plat thereof recorded in Plat Record 37, Pages 23-25, in the Office of the Recorder of Allen County, Indiana, together with part of the West Half of the Northeast Quarter of Section 20, Township 30 North, Range 12 East, Allen County, Indiana, said part being more particularly described as follows, to-wit: Beginning at the southeast corner of the aforesaid Block #5 in Engle Ridge Industrial Park, said southeast corner being on the east line of said West Half at a point situated 980.0 feet southerly from the northeast corner of said West Half; thence southerly, on and along said east line, 36.63 feet; thence West by an interior angle of 87 degrees, 52 minutes, and parallel to the south line of said Block #5, a distance of 240.0 feet to the easterly right-of-way line of Engle Ridge Drive; thence northeasterly, on and along said easterly right-of-way line, as defined by a regular curve to the left having a radius of 402.05 feet, an arc distance of 1.44 feet (the chord of which forms an interior angle of 92 degrees, 02 minutes, with the last described course, for a length of 1.44 feet) to the point of tangency; thence North by a deflection angle left of 00 degrees, 06 minutes from the aforesaid chord, and tangent to said curve, and continuing along said easterly right-of-way line, 35.19 feet to the southwest corner of said Block #5; thence East, by an interior angle of 87 degrees, 52 minutes, on and along the south line of said Block #5, a distance of 240.0 feet to the Point of Beginning.

Subject to all conditions, limitations, restrictions and easements of record.

FLOOD PLAIN CERTIFICATION

This property is not within the flood plain as defined in the December 1974 Corps of Engineers, U.S. Army Technical Summary to Flood Plain Information Reports for Maumee, St. Mary's and St. Joseph Rivers, Cedar Creek, Junk and Trier Ditches.

12. Current Zoning M2
13. Variance Granted (if any) none needed
14. Current Use of Property
- a. How is property presently used? Vacant Land
- b. What Structure(s) (if any) are on the property? none
- b. What is the condition of this structure/these structures? _____
15. Current Assessed Value of Real Estate _____
- a. Land 4700
- b. Improvements _____
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- \$243.00
17. Description of Proposed Improvements to the Real Estate _____
- Construction of a 50 x 90 Warehouse and office
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- September 1984
- b. When is completion expected? Dec 1984
19. Cost of Project (not including land costs) 91,000

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? Four Additional Total Seven

lation of this new manufacturing equipment?

b. What is the nature of those jobs? 3 Salespeople and office & Warehouse personnel

c. Anticipated time frame for reaching employment level stated above?

one year

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) none

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of; normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

There has been a lack of development in this area. This land is adjacent to the Enterprize Zone. The area surrounding the land is depressed, with many of the people living there unemployed.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? _____

By adding to the Tax Base and the hiring of at least 4 additional personnel

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. none

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES xx NO

26. Financing on Project

What is the status of financing connected with this project?

Applying for an Industrial Revolving Loan for \$40,000

Loan Approved

Bank Loan for \$60,000

Business will pay \$11,050

7/12/84

I hereby certify that the information and representation on this Application are true and complete.

Gerald F. Christensen, Pres.
Signature(s) of Owners

7/12/84
Date

Loretta R. Christensen, Sec. Treas.

7-12-84

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:

No. 00611

Application fee for tax abatement process



CHRISTEN JANITORIAL SUPPLIES, INC.

CHRISTEN JANITORIAL SUPPLIES, INC.

3301 FREEMAN
FORT WAYNE, INDIANA 46804

PEOPLES TRUST BANK

71-25
749

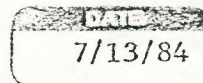
No. 00611

Check No.

Fifty Dollars and no cents

PAY TO THE ORDER OF:

Department of Economic Development
City County Building
One Main St
Fort Wayne, Indiana



Loretta R Christen

AUTHORIZED SIGNATURE

⑈00611⑈ ⑆074900259⑆ 10840 35975⑈

BILL NO. R-84-07-32

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN

~~XXXXXXXXXX~~ A DECLARATORY RESOLUTION confirming the designation of
ORDINANCE

an "Economic Revitalization Area" under I.C. 6-1.1-12.1

(4411 Engle Ridge, Engle Ridge Industrial Park - Christen Janitorial
Supplies, Inc.)

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE Do PASS.

MARK E. GIAOUINTA, CHAIRMAN

JAMES S. STIER, VICE CHAIRMAN

JANET G. BRADBURY

THOMAS C. HENRY

DONALD J. SCHMIDT

Mark E. Giaointa

for Mr

Donald J. Schmidt

0100
Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

Q-84-07-32

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1.

(4411 Engle Ridge, Engle Ridge Industrial Park - Christen Janitorial
Supplies, Inc.)

EFFECT OF PASSAGE Presently vacant land will be used to construct a
50 x 90 warehouse and office adding jobs to the community.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$91,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____



The City of Fort Wayne

July 26, 1984

Ms. Trudy Sterling
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the date of July 30, 1984, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Resolution No. R-84-07-25 & R-84-07-26

Resolution No. R-84-07-27 & R-84-07-28

Resolution No. R-84-07-29 & R-84-07-30

Resolution No. R-84-07-31 & R-84-07-32

Please send us 5 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 4

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-84-07-31 AND R-84-07-32)

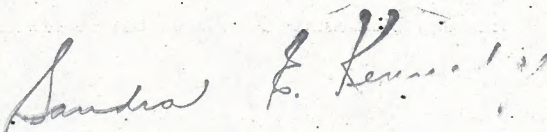
Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on July 24, 1984,
date
designating property at 4411 Engle Ridge, Engle Ridge
Industrial Park - Christen Janitorial Supplies, Inc.

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, August 14, 1984, at 7:30 P.M.,
date, time & place
Room 128 Common Council Conference Room, One Main Street,
City-County Bldg. Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.



Sandra E. Kennedy
City Clerk

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To

JOURNAL-GAZETTE

Dr.

P.O. BOX 100

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines

Body number of lines

Tail number of lines

Total number of lines in notice

5

17

2

24

COMPUTATION OF CHARGES

24 lines, 1 columns wide equals 24 equivalent lines at .300¢ \$ 7.20

cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two) 3 extra 1.50

TOTAL AMOUNT OF CLAIM \$ 8.70

DATA FOR COMPUTING COST

Width of single column 12.5 picas

Size of type 6 point

Number of insertions 1

Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date July 30, 19 84

Title CLERK

Drusilla Roose

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana

ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE DAILY a newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time as follows: 7/30/84

Subscribed and sworn to me before this 30th day of July 19 84

Notary Public

My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-84-07-31
AND R-84-07-32)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on July 24, 1984, designating property at 4411 Engle Ridge, Engle Ridge Industrial Park - Christen Janitorial Supplies, Inc. an Economic Revitalization Area. A description of the affected area can be inspected in the County's Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, August 14, 1984, at 7:30 P.M., Room 128 Common Council Conference Room, One Main Street, City-County Bldg. Fort Wayne, IN.
If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy
City Clerk

7/30

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To

NEW-SENTINEL

Dr.

P.O. BOX 100

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

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Date July 30, 19 84

Drusilla Roose

Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana

ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL DAILY a newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows: 7/30/84

Subscribed and sworn to me before this 30th day of July 19 84

Notary Public

November 29, 1985

My commission expires

NOTICE OF PUBLIC HEARING

FORT WAYNE

COMMON COUNCIL

(RESOLUTIONS NO. R-84-07-31

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Sandra E. Kannedy

City Clerk

7/30